

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND THAT WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION.

WE HEREBY DEDICATE, TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS P.U.E. (PUBLIC UTILITY EASEMENT), FOR SUCH USE AS WATER MAINS, GAS MAINS, PUBLIC UTILITIES, INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, PRIVATE STORM DRAIN, PRIVATE SANITARY SEWER AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT LAWFUL PROPERTY LINE FENCES, SURFACE PAVEMENT, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

WE ALSO HEREBY DEDICATE, TO PUBLIC USE, AN EASEMENT FOR EMERGENCY ACCESS, DESIGNATED ON THIS MAP AS E.V.A.E. (EMERGENCY VEHICLE ACCESS EASEMENT), FOR SUCH USE AS INGRESS, EGRESS AND EMERGENCY ACCESS, IS CREATED UPON FILING OF THIS MAP, FOR THE BENEFIT OF LOTS 1 THROUGH 54 INCLUSIVE. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

WE ALSO HEREBY RESERVE, EASEMENT FOR INGRESS AND EGRESS, DESIGNATED ON THIS MAP AS I.E.E. (INGRESS, EGRESS EASEMENT), FOR SUCH USE AS INGRESS, EGRESS AND PARKING, IS CREATED UPON FILING OF THIS MAP, FOR THE BENEFIT OF LOTS 1 THROUGH 54 INCLUSIVE. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

WE ALSO HEREBY RESERVE, EASEMENTS FOR STORM DRAINAGE PURPOSES WITHIN LOT A, AND ALSO AT THE LOCATIONS DESIGNATED AND DELINEATED ON THIS MAP AS P.S.D.E. (PRIVATE STORM DRAIN EASEMENT), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES. SAID PRIVATE STORM DRAIN EASEMENTS ARE FOR THE BENEFIT OF LOTS 1 THROUGH 54 INCLUSIVE, AND SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES AND FENCES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THEREOF.

WE ALSO HEREBY RESERVE PRIVATE STREETS, ENTITLED "MONTARA TERRACE" AND "PINNACLES TERRACE", DESIGNATED ON THE HEREIN MAP AS "LOT A", FOR THE BENEFIT OF LOTS 1 THROUGH 54 INCLUSIVE.

AS OWNER:

CLASSICS AT FAIR OAKS, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: CLASSIC COMMUNITIES, INC., A CALIFORNIA CORPORATION, AS GENERAL PARTNER

BY: DAVE KRASOWSKI
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS.
COUNTY OF _____)

ON _____ 20 ____ . BEFORE ME, _____
PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

AS BENEFICIARY

WE, COMERICA BANK-CALIFORNIA, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED DECEMBER 30, 2003 AS DOCUMENT 17551613, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

COMERICA BANK-CALIFORNIA, A CALIFORNIA BANKING CORPORATION

BY: JIM RAGGIO
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS.
COUNTY OF _____)

ON _____ 20 ____ . BEFORE ME, _____
PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

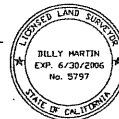
NOTARY'S SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SCOTT WARD OF CLASSIC COMMUNITIES, INC. ON JANUARY 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON BEFORE MARCH 31, 2006, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE TRACED.

DATE _____

BILLY MARTIN
P.L.S. NO. 5797
LIC. EXP. 6-30-2006



SOILS REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY LOWNEY ASSOCIATES, ENTITLED "GEOTECHNICAL INVESTIGATION", REPORT NO. 899-50, DATED JULY 1, 2003.

TRACT NO. 9565

CLASSICS AT FAIR OAKS

CONSISTING OF 4 SHEETS

BEING A SUBDIVISION OF ALL OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED APRIL 24, 1985 IN BOOK 542 OF MAPS AT PAGES 16 AND 17, RECORDS OF SANTA CLARA COUNTY, AND LOT 11, BLOCK 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE FAIROAKS ADDITION TO THE TOWN OF SUNNYVALE", FILED NOVEMBER 20, 1905 IN BOOK L OF MAPS AT PAGE 4, RECORDS OF SAID COUNTY.

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

DATE: JUNE 2004



ENGINEERS-SURVEYORS-PLANNERS
881 RIDDER PARK DRIVE, SUITE 100
SAN JOSE, CALIFORNIA 95131-2505

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 9565; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE _____ BY: BARBARA KEEGAN, CITY ENGINEER
R.C.E. NO. 38124, EXP. 03/31/2005
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____ BY: HIRA RANA, ASSISTANT CITY ENGINEER
R.C.E. NO. 29621, EXP. 03/31/2007
CITY OF SUNNYVALE, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 9565 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

SUSAN RAMOS, CITY CLERK
OF THE CITY OF SUNNYVALE, CALIFORNIA

DATE _____ BY: SUSAN RAMOS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY
RECORDS, AT THE REQUEST OF BKF ENGINEERS.

FILE NO.: _____ BRENDA DAVIS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEE: \$ _____
BY: _____
DEPUTY

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SHEET 1 OF 4

06-24-2004

BASIS OF BEARINGS

THE BEARING N75°08'00"W OF THE CENTER LINE OF ARQUES AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARINGS IS SHOWN ON THAT CERTAIN PARCEL MAP, FILED APRIL 24, 1985 IN BOOK 542 OF MAPS AT PAGES 16 AND 17, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES (FOR SHEETS 2 OF 4, 3 OF 4 AND 4 OF 4)

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 2.949 ACRES (GROSS) AND 2.873 ACRES (NET), MORE OR LESS.

3. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON SHEETS 3 OF 4 AND 4 OF 4.

4. ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE LOT LINE.

LEGEND

- ⑥ FOUND MONUMENT, AS NOTED ON MAP
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 5797"
- ② SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 5797"
- FOUND IRON PIPE, AS NOTED ON MAP

— M-M
— P-P
— P.U.E.
— E.V.A.E.
— P.S.D.E.
— S
— (R)
— (T)
— (J)

MONUMENT TO MONUMENT DISTANCE
IRON PIPE TO IRON PIPE DISTANCE
PUBLIC UTILITY EASEMENT
INGRESS, EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT
PRIVATE STORM DRAIN EASEMENT
SQUARE FEET
RADIAL BEARING
TOTAL DISTANCE
RECORD DATA PER "L" M 4

TRACT NO. 9565

CLASSICS AT FAIR OAKS

CONSISTING OF 4 SHEETS

BEING A SUBDIVISION OF ALL OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED APRIL 24, 1985 IN BOOK 542 OF MAPS AT PAGES 16 AND 17, RECORDS OF SANTA CLARA COUNTY, AND
LOT 11, BLOCK 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE FAIROAKS ADDITION TO THE TOWN OF SUNNYVALE", FILED NOVEMBER 20, 1905 IN BOOK L OF MAPS AT PAGE 4, RECORDS OF SAID COUNTY.

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
SCALE: 1" = 40'
DATE: JUNE 2004

BKF ENGINEERS-SURVEYORS-PLANNERS
851 REDDICK PARK DRIVE, SUITE 100
SAN JOSE, CALIFORNIA 95131-2305

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°08'21"E	4.50'
L2	N83°20'57"E	0.50'
L3	N14°52'00"E	18.50'
L4	N53°36'57"W	0.50'
L5	N28°24'21"W	4.50'
L6	N75°08'00"W	11.49'
L7	N14°52'00"E	15.18'
L8	N50°18'48"E	4.87'
L9	N75°08'00"W	11.13'
L10	N14°52'00"E	15.05'
L11	N20°11'19"W	5.99'
L12	N14°52'00"E	19.00'
L13	N75°08'00"W	4.97'
L14	N75°08'00"W	3.98'
L15	N14°52'00"E	17.02'
L16	N75°08'00"W	16.42'
L17	N14°52'00"E	4.00'
L18	N31°30'40"W	0.50'
L19	N62°53'27"W	4.50'
L20	N67°22'33"W	4.50'
L21	N61°14'40"E	0.50'
L22	N27°32'10"W	0.50'
L23	N61°52'28"W	4.50'
L24	N88°23'32"W	4.50'
L25	N57°16'10"E	0.50'
L26	N14°52'00"E	4.00'
L27	N75°08'00"W	16.42'
L28	N14°52'00"W	4.01'
L29	N75°08'00"W	4.53'
L30	N14°52'00"E	25.00'
L31	N14°52'00"E	20.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	8.50'	90°00'00"	14.92'
C3	29.50'	42°16'21"	22.20'
C4	25.00'	25°12'36"	11.00'
C5	25.50'	21°31'03"	9.58'
C6	15.00'	90°00'00"	23.56'
C7	8.50'	90°00'00"	14.92'
C8	20.00'	90°00'00"	31.42'
C9	955.00'	0°12'10"	22.51'
C10	30.50'	35°26'48"	16.87'
C11	29.50'	15°41'58"	8.08'
C12	29.50'	16°24'46"	8.45'
C13	30.50'	34°53'19"	18.50'
C14	15.50'	46°22'40"	12.59'
C15	15.00'	31°22'47"	8.22'
C16	19.50'	12°14'33"	4.17'
C17	15.50'	42°24'10"	11.42'
C18	15.00'	34°20'18"	8.92'
C19	19.50'	13°15'32"	4.91'

NORTH FAIROAKS AVENUE

DEGUARA
DOC 1368544

HUSSEY
DOC 12787915

DAMICO
DOC 16292488

GUNKEL
DOC 783522

PARCEL 2
496 M 27-28

KORESJK-GARCIA
DOC 13852044

PARCEL 1
496 M 27-28

EAST ARQUES AVENUE
(FORMERLY LAWRENCE AVENUE)

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SHEET 2 OF 4

SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°08'21"E	4.50' (R)
L2	N63°20'57"E	0.50' (R)
L3	N14°32'00"E	16.50' (R)
L4	N53°36'57"W	0.50' (R)
L5	N28°24'21"W	4.50' (R)
L6	N75°08'00"W	11.49' (R)
L7	N14°32'00"E	15.16' (R)
L8	N50°18'48"E	4.87' (R)
L9	N75°08'00"W	11.13' (R)
L10	N14°32'00"E	15.05' (R)
L11	N20°01'19"W	5.99' (R)
L12	N14°32'00"E	19.00' (R)
L13	N75°08'00"W	4.97' (R)
L14	N75°08'00"W	3.98' (R)
L15	N14°32'00"E	17.02' (R)
L16	N75°08'00"W	16.42' (R)
L17	N14°32'00"E	4.00' (R)

LINE TABLE CONTINUED		
LINE	BEARING	LENGTH
L18	N31°30'40"W	0.50' (R)
L19	N62°53'27"W	4.50' (R)
L20	N87°22'33"W	4.50' (R)
L21	N61°14'40"E	0.50' (R)
L22	N27°32'31"W	0.50' (R)
L23	N61°52'28"W	4.50' (R)
L24	N88°23'32"W	4.50' (R)
L25	N57°18'10"E	0.50' (R)
L26	N14°32'00"E	4.00' (R)
L27	N75°08'00"W	16.42' (R)
L28	N14°32'00"E	4.01' (R)
L29	N75°08'00"W	4.53' (R)
L30	N14°32'00"E	25.00' (R)
L31	N14°32'00"E	20.00' (R)

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	20.00'	90°00'00"
C2	9.50'	90°00'00"
C3	28.50'	43°15'21"
C4	29.00'	25°12'36"
C5	25.50'	21°31'03"
C6	15.00'	90°00'00"
C7	9.50'	90°00'00"
C8	20.00'	90°00'00"
C9	955.00'	01°21'01"
C10	30.50'	35°26'48"
C11	29.50'	15°41'58"
C12	28.50'	16°24'48"
C13	30.50'	34°53'19"
C14	15.50'	46°22'40"
C15	15.00'	31°22'47"
C16	19.50'	12°14'33"
C17	18.50'	42°24'10"
C18	15.00'	34°20'18"
C19	19.50'	13°15'32"

LEGEND

- ① FOUND MONUMENT, AS NOTED ON MAP
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 5797"
- ② SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 5797"
- ③ FOUND IRON PIPE, AS NOTED ON MAP
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- EASEMENT LINE
- M-M MONUMENT TO MONUMENT DISTANCE
- IP-IP IRON PIPE TO IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- I.E.E. INGRESS, EGRESS EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- SF SQUARE FEET
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE

TRACT NO. 9565

CLASSICS AT FAIR OAKS

CONSISTING OF 4 SHEETS

BEING A SUBDIVISION OF ALL OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED APRIL 24, 1985 IN BOOK 542 OF MAPS AT PAGES 16 AND 17, RECORDS OF SANTA CLARA COUNTY, AND LOT 11, BLOCK 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE FAIROAKS ADDITION TO THE TOWN OF SUNNYVALE", FILED NOVEMBER 20, 1905 IN BOOK "L" OF MAPS AT PAGE 4, RECORDS OF SAID COUNTY.

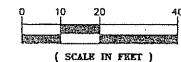
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 20'

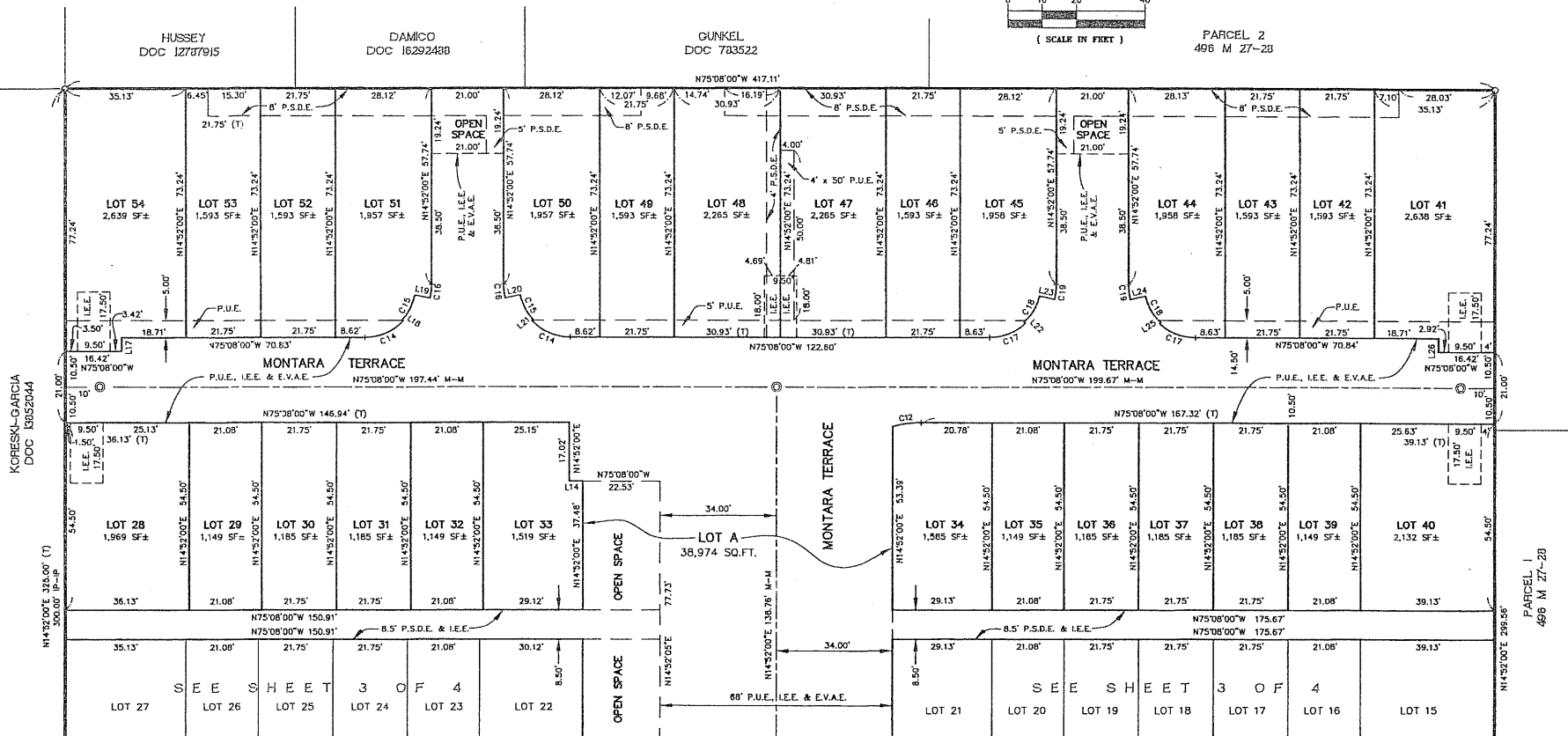
DATE: JUNE 2004



ENGINEERS-SURVEYORS-PLANNERS
891 RODGER PARK DRIVE, SUITE 100
SAN JOSE, CALIFORNIA 95151-2305



PARCEL 2
496 M 27-28



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SHEET 4 OF 4